143.0	0009	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	766,400 / 766,400
					USE VALUE:	766,400 / 766,400
					ASSESSED:	766,400 / 766,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
135		SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KILBRIDE ROBERT & DIANE
Owner 2:	
Owner 3:	
Street 1:	135 SCITUATE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BRAZET MARTIN D & MARY J -
Owner 2:	-
Street 1:	135 SCITUATE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,184 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Vinyl Exterior and 1596 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5184.000	306,000		460,400	766,400
Total Card	0.119	306,000		460,400	766,400
Total Parcel	0.119	306,000		460,400	766,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 480.20 | /Parcel: 480.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 93384

GIS Ref

GIS Ref

Insp Date 05/07/18

!11167!

PREVIOUS ASSESSMENT

Parcel ID 143.0-0009-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	306,100	0	5,184.	460,400	766,500	766,500	Year End Roll	12/18/2019
2019	101	FV	230,700	0	5,184.	431,600	662,300	662,300	Year End Roll	1/3/2019
2018	101	FV	238,500	0	5,184.	356,800	595,300	595,300	Year End Roll	12/20/2017
2017	101	FV	238,500	0	5,184.	328,000	566,500	566,500	Year End Roll	1/3/2017
2016	101	FV	238,500	0	5,184.	299,300	537,800	537,800	Year End	1/4/2016
2015	101	FV	224,900	0	5,184.	293,500	518,400	518,400	Year End Roll	12/11/2014
2014	101	FV	224,900	0	5,184.	272,800	497,700	497,700	Year End Roll	12/16/2013
2013	101	FV	224,900	0	5,184.	259,600	484,500	484,500		12/13/2012

PRINT

Date	Time
12/11/20	01:22:07

LAST REV

Date	Time
06/12/18	11:48:46

apro

11167

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRAZET MARTIN D	35406-307		5/3/2002		442,000	No	No		
	16836-266		3/1/1986		189,900	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/9/2004	66	Redo Kit	14,600	C		G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
5/7/2018	MEAS&NOTICE	BS	Barbara S
2/3/2009	Measured	336	PATRIOT
1/8/2000	Inspected	197	PATRIOT
11/23/1999	Mailer Sent		
11/11/1999	Measured	264	PATRIOT
5/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	93384
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5184		Sq. Ft.	Site		0	80.	1.11	9									460,418						460,400	

Total AC/HA: 0.11901 | Total SF/SM: 5184 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 460,418 | Spl Credit | Total: 460,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.30789471
Const Adj.:	0.97126925
Adj $ / SQ:	158.790
Other Features:	74500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	375941
Depreciation:	69925
Depreciated Total:	306016

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

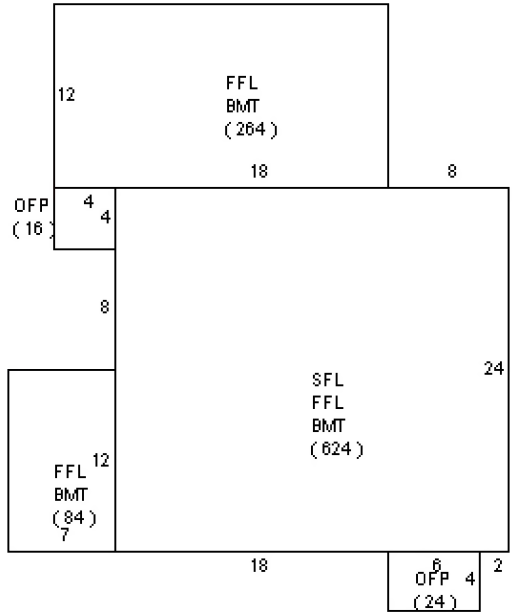
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	158.79
Special Features:	0	Val/Su Net:	117.33
Final Total:	306000	Val/Su SzAd	191.73

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	972	47.640	46,303
FFL	First Floor	972	158.790	154,344
SFL	Second Floor	624	158.790	99,085
OFP	Open Porch	40	42.740	1,709
	Net Sketched Area:	2,608	Total:	301,441
Size Ad	1596	Gross Are	2608	FinArea 1596

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

143.0-0009-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X6	A	AV	1975	0.00	T	35.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	